



**{In Archive} Pine View Estates Case Study**

**Eric Byous** to: Stephanie Danner  
Cc: Lisa Penaska

03/29/2004 11:21 AM

From: Eric Byous/R9/USEPA/US  
To: Stephanie Danner <[SDanner@cadmusgroup.com](mailto:SDanner@cadmusgroup.com)>,  
Cc: Lisa Penaska/R9/USEPA/US  
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Hi Stephanie,

To reiterate the message I left on your voicemail, we're in the beginning stages of permitting this facility. The final permit requirements have not been determined and there is still outstanding requested information from Pine View. I've answered your questions below in *blue* as accurately as possible given we're still in the middle of resolving the wastewater issues.

I would like to emphasize that although Pine View Estates has not submitted all the information EPA requested, they have been forthcoming and shown a willingness to improve their wastewater system. I hope this case study will not be published in any material that is intended to be distributed outside EPA ...I believe this could undermine the progress we've made and add difficulty to the permitting process.

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**Stephanie Danner**  
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03/29/2004 05:52 AM

To: Lisa Penaska/R9/USEPA/US@EPA  
cc:  
Subject: Pine View Estates Case Study

Lisa,

We are including a case study of Pine View Estates in our LCSS report. We are using information from the December 5, 2003 inspection letter that you sent to us a few weeks ago. I have a few questions that I needed answered to get the complete picture.

Could you provide some background description of the Pine View Estates' wastewater treatment method (individual septic tanks followed by community drainfields)? The inspection letter does not include much background information about the system.

*There are approximately 230 homes on the development. Existing wastewater treatment is conventional with all homes on individual septic that flow into 1 of 2 community drainfields. Plans we've received indicated one drainfield will accept waste of 167 homes, and system will be updated with*

*equalization tank, Bio-Microbics Nitrofast system, and 6 dosing tanks with dual automatic siphons (with counters) for drainfield distribution. These system upgrades are only in the planning stages and construction has not begun. There was no mention in the plans about upgrading the wastewater treatment for the remaining 60-70 homes...this will be required in the permit however and more information is currently being requested.*

In the inspection letter, EPA asked that Pine View Estates provide the date, volume of wastewater surfaced, location, and specific remedy for each of the three community drainfield failures (Leachfield A failed twice and Leachfield B failed once). Have you received this information? *Not yet.* If so, could you send it to me?

Has there been any follow-up since December 5, 2003 (i.e., what is the status of the recommendations - have any of the recommendations been put in place yet)?

Plans mentioned above have been received that have incorporated the advanced treatment and drainfield area expansion (although further expansion may be required)

I have attached the information that we have included in our case study so far. Is there anything that you would recommend we add to it?

*-monitoring wells will be required upgradient and downgradient  
-septic tank additives will not be used  
-the information we received about the groundwater elevation during the inspection (30 feet bgs) was determined during an interview and has not been verified by EPA.*

I am trying to finish the case studies by this Wednesday (March 30), so I would appreciate your response as soon as possible. Thanks again for your help.

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